Punjab Government Gazette

EXTRAORDINARY

Published by Authority

CHANDIGARH, WEDNESDAY, OCTOBER 15, 2025 (ASVINA 23, 1947 SAKA)

GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(HOUSING-II BRANCH)

NOTIFICATION

The 9th October, 2025

No. 12020/284/25-5Hg2/ I/1218703/2025.–Whereas, the approval of CLU was merged with the approval of Layout Plan/Building Plan/ License to Develop Colonies in a single application, vide Notification No. 18/02/2023-5HG2/524 dated 24.03.2023 of this Department. However, considering the demand of the investors, who require permission for Change of Land Use for obtaining bank loan and NOC's of the other Departments. Further, CLU is important part of the application to get License to develop a colony as well as for standalone projects. Therefore, CLU permission is required to be de-linked from the approval of Building Plan/ Layout Plan.

In view of the above and in exercise of the powers conferred by Section 2(m) & Section 175 of the Punjab Regional and Town Planning and Development Act, 1995 and Section 2(l) & Section 41 of the Punjab Apartment and Property Regulation Act, 1995 and all other powers enabling him in this behalf, the Governor of Punjab is pleased to partially amend the notifications regarding delegation of power and merging of CLU issued vide notification no. 13/41/21-6HG2/2476 dated 23.09.2022 & Notification no. 18/02/2023-5Hg2/524 dated 24.03.2023, and to supersede notifications of delegation of powers issued vide notification no. 13/41/2021-6HG2/2684 dated 19.10.2022, Notification no. 18/30/09/5Hg2/853 dated 12.06.2023, Notification no. 18/30/09-5Hg2/371 dated 14.03.2024 and Notification No. 18/30/09-5Hg2/513 Dated 15.04.2024 to the extent as mentioned below: -

1. CLU for all the standalone projects falling in the jurisdiction of Housing and Urban Development, Punjab (HUD) shall be issued separately by the Competent Authority of State Government as per the delegation of powers mentioned at **Annexure 'A'**.

2. Whereas CLU for all the standalone projects falling in the jurisdiction of Department of Local Government, Punjab (LG) shall be issued by Competent Authority as per notification no. 13/41/21-6HG2/2476 dated 23.09.2022 and Notification No. 13/41/21-6HG2/993 Dated 18.08.2025.
3. In case of colonies, the promoter shall have the option to either apply for CLU permission separately at first stage and get License to Develop Colony at Second Stage or to apply CLU-cum-Layout Plan/License to Develop Colony as a single application as per the procedure contained in the Notification no. 18/02/2023-5Hg2/524 dated 24.03.2023 in the entire state of Punjab (HUD and LG).

   However, the SoP for issuance of separate CLU, LoI/Layout Plan and License to develop Colony for the area falling in the jurisdiction of HUD is placed at **Annexure 'X'.**
4. The Competent Authority for approval of Building Plans, Layout Plans, Zoning Plans, License to Develop Colony, Compounding of Standalone Buildings, Completion and Occupancy Certificates for the cases falling in the Jurisdiction of Housing and Urban development shall be as per **Annexure 'B'**.
5. Whereas as per the statutory provisions under Section 83 of Punjab Regional and Town Planning and Development Act (PRTPD Act), 1995, any CLU permission shall remain in force in accordance with the terms and conditions of the CLU permission letter. Hence, in order to ensure early implementation of project on ground, the Competent Authority shall incorporate following standing condition while issuing the CLU permission to all category of projects in the entire State of Punjab (HUD and LG) that the CLU shall be valid for the period of two years from the date of issuance of CLU permission. If the CLU is not availed within the validity period, then the applicant may, before the expiry of CLU, apply for one time extension of validity of CLU for another two years on the payment of additional fee which shall be 20 percent of prevailing CLU and SIF charges. But this extension in no case shall exceed two years from change in the Master Plan, if any.

VIKAS GARG, IAS
Principal Secretary, Govt. of Punjab,
Department of Housing and
Urban Development

Chandigarh
The 6th October, 2025

Annexure-A

DELEGATION OF POWER FOR CLU, POWER TO REGULARIZE ILLEGAL COLONIES & REGULATORY POWERS UNDER PRTPD ACT, 1995 & PAPR ACT, 1995 UNDER THE JURISDICTION OF HOUSING AND URBAN DEVELOPMENT, PUNJAB.

Sr. No.	Authority	Outside Municipal Areas & in MC, SAS Nagar	
		Competent	Appellate
1.	**CLU-** • **All category of Colonies such as Residential/Commercial etc. irrespective of area of colony** • **Industrial Parks etc. above 25 acres**	DTCP	ASHUD
2.	CLU- Industrial Parks etc. upto 25 acres	STP, Circle	DTCP
3.	CLU - Standalone: - All manufacturing and Service Industry such as Hotels, Hospitals, IT Units, Educational Institutes as covered under the Punjab Industrial and Business Development Policy 2022 and having FCI of Rs. 25 Cr and above.	STP, PBIP	DTCP
4.	CLU - Standalone: - All manufacturing and service industry such as Hotels, Hospitals, IT Units, Educational Institutes as covered under the Punjab Industrial and Business Development Policy 2022 and having FCI less than Rs. 25 Cr.	STP, Circle	DTCP
5.	CLU - Standalone: - All category of standalone projects *(except marriage palace)* not covered above i. up to 2 acres. ii. above 2 acres. *Note: Competent Authority for grant of CLU for marriage palace shall be as per the policy notified by the State Government.*	i. DTP concerned ii. STP, Circle	DTCP
6.	CLU/NOC- Rice Sheller, Brick Kiln, Petrol Pump, Stone Crusher, Gas Station	DTP	DTCP
7.	CLU for unauthorized standalone manufacturing/factory projects	STP, Circle	DTCP
8.	CLU for unauthorized standalone projects *(except manufacturing/factory)* i. upto 15 acres ii. above 15 acres	i. STP Circle ii. CTP, PUDA	DTCP
9.	CLU- Mega projects extension upto 25 acres	DTCP	ASHUD

10.	CLU- Mega Project extension more than 25 acre	ASHUD	HUDM
11.	(**) Power to regularize illegal colonies	ACA/ADC (G)	ASHUD
12.	(***) Regulatory powers under PRTPD, 1995 & PAPRA, 1995	ACA/ADC (G)	ASHUD
Notes and Abbreviations below:			
(**) under policy No. 12/01/2017-5HG/2/1806 dated 18.10.2018.			
(***) Regulatory Powers under Sections 87, 88, 89 of PRTPD ACT, 1995 & SECTIONS 38 AND 39 PAPRA ("Power under section 157 of PRTPD Act 1995 is vests with CA)			
ACA/ADC (G)-Additional Chief Administrator of concerned Urban Development Authority for districts Amritsar, Ludhiana, Jalandhar, Patiala, Bathinda and SAS Nagar and Additional Deputy Commissioner (General) in case of remaining districts.			
ASHUD-Administrative Secretary, Housing and Urban Development Deptt. or as delegated by him.			
CA-Chief Administrator of concerned Urban Development Authority under Department of Housing and Urban Development			
CLU and License cases not covered under of the above categories - Competent Authority will be HUDM			
CLU cases Outside Municipal Areas & in MC, SAS Nagar where DTCP is the Competent Authority shall be processed by circle STP and the case shall be putp up to DTCP with clear recommendations.			
CLU under sections 56 (6), 67 AND 81 of PRTPD ACT, 1995			
Colony-Residential, Industrial or Commercial as defined in PAPRA, 1995			
Competent authority shall be the one, in whose jurisdiction more area falls in case of projects whose some area falls within & some area outside the Municipal Limits			
DTCP-Director Town and Country Planning, Punjab			
HUDM-Housing and Urban Development Minister, Punjab			
STP-Senior Town Planner of concerned circle of HUD			
STP, PBIP- Senior Town Planner of HUD posted in PBIP.			
DTP- District Town Planner of HUD			

Annexure B

DELEGATION OF POWER FOR APPROVAL OF BUILDING PLANS, LAYOUT PLANS, ZONING PLANS, LICENSE TO DEVELOP COLONY, COMPOUNDING OF STANDALONE BUILDINGS, COMPLETION AND OCCUPANCY CERTIFICATES

Sr. No.	**Outside Municipal Areas & In MC SAS Nagar**			
	Category	**Competent Authority**	**Appellate Authority**	**Revisional Authority**
A.	**License to colonies**			
1.	**License to all categories of Colonies**	**CA of concerned Authority**	**DTCP**	**Administrative Secretary**
B.	**Approval of Layout Plans**	**Competent Authority**		**Appellate Authority**
1.	Super Mega/Mega Projects/ Industrial Park projects within GMADA Authority	Committee under chairmanship of DTCP comprising of following members: 1. Senior Town Planner, SAS Nagar (Member Convenor) 2. Additional Chief Administrator, GMADA 3. Chief Engineer, GMADA 4. Nominee of the Mega project branch, PUDA.		Administrative Secretary
2.	• Super Mega/ Mega Projects/ Industrial Park projects in other authorities. • All types of Colonies under PAPRA.	Committee under chairmanship of CA of concerned Authority comprising of following members: 1) ACA of concerned Authority (Member Convenor) 2) Senior Town Planner of concerned Circle 3) Superintendent Engineer concerned Authority 4) Nominee of the Mega project branch in case of Mega projects.		DTCP

3.	All OUVGL sites	• Layout Plan approval committee already constituted under the Chairmanship of CA, PUDA. • The technical approval of the Layout Plan shall be granted by CTP, PUDA.	
4.	Urban Estate/ Industrial Estate/ Industrial Park to be developed by Development Authorities	• Planning and Design Committee under the Chairmanship of Administrative Secretary. • The technical approval of the Layout Plan shall be granted by CTP, PUDA.	
C.	**Approval of Zoning Plans**	**Competent Authority**	**Appellate Authority**
1.	Super Mega/Mega Projects/ Industrial Park projects within GMADA Authority.	Senior Town Planner, SAS Nagar	DTCP
2.	Super Mega/Mega Projects/ Industrial Park projects in other authorities.	Senior Town Planner of concerned Circle *(In case of PAPRA Colony, technical approval of Zoning Plan to be sent by concerned STP to concerned CA of Authorities for issuance.)*	
3.	All types of Colonies under PAPRA including Industrial Park under conversion policy.		
4.	OUVGL/Urban Estate/ Industrial Estate/ Industrial Park to be developed by concerned Development Authority/Govt./ Semi-Govt. Authority		
5.	All allotted/auctioned sites by concerned Development Authority falling in OUVGL/ Urban Estate/ industrial Estate/ Industrial Park.		

D.	Approval of Building Plans (Standalone)	Competent Authority	Appellate Authority
1.	Rice Sheller, Brick Kiln, Petrol Pump, Gas Station Stone Crusher	District Town Planner of Concerned District	DTCP
2.	All manufacturing and service industry as categorized below including Hotels, Hospitals, IT Units, Educational Institutes as covered under the Punjab Industrial and Business Development Policy 2022 and having FCI of Rs. 25 Cr and above:		
	(a) Standalone	STP, PBIP	ASHUD
	(b) Plots/Sites falling in Industrial Parks/IT parks approved by Housing and Urban Development Department or Plots/Sites allotted/auctioned by Special Development Authorities	Committee under Chairmanship of Additional Chief Executive Officer, PBIP comprising of following members: 1) Senior Town Planner PBIP (Member Convener) 2) Superintendent Engineer (HQ) PUDA. 3) Estate Officer of the concerned Special Development Authority 4) Representative of Punjab Energy Development Agency (PEDA) w.r.t. ECBC Overall supervision will be under CEO PBIP. *Note: Any amendment in the earlier approved Zoning Plan of such plots/sites shall be approved by STP, PBIP.*	AS, IP
3.	All manufacturing/factory buildings having FCI less than Rs. 25 Cr.	Director of Factories	Administrative Secretary of Department of Labour
4.	Hotels, Hospitals, IT Units, Educational Institutes as covered under the Punjab Industrial and Business Development Policy 2022	STP, Circle	DTCP

	and having FCI less than Rs. 25 Cr.		
5.	All category of standalone projects *(except marriage palace)* not covered above i. up to 2 acres. ii. above 2 acres. *Note: Competent Authority for grant of Building Plan approval for marriage palace shall be as per the policy notified by the State Government.*	i. DTP concerned ii. STP Circle	
6.	• All Allotted/ Auctioned chunk sites above 2.5 acres • Chunk sites in private approved colony/Super Mega/ Mega/ Industrial Park Projects above 2.5 acres. • Sites of Group Housing / Commercial / Industrial colony above 2.5 acres under PAPRA.	Committee under chairmanship of CA of concerned Authority comprising of following members: - 1) Senior Town Planner of concerned Circle. 2) Superintendent Engineer concerned Authority. 3) Estate Officer of concerned Authority (Member Convenor). 4) Representative of PEDA w.r.t. ECBC	Administrative Secretary
7.	• All Allotted/ Auctioned chunk sites upto 2.5 acres • Chunk sites in private approved colony/Super Mega/ Mega/ Industrial Park Projects upto 2.5 acres • Sites of Group Housing / Commercial / Industrial colony upto 2.5 acres under PAPRA.	Committee under the chairmanship of Concerned ACA of concerned authority comprising of following member: - 1) Estate Officer of concerned Authority (member convenor) 2) District Town Planner of the concerned district. 3) Executive Engineer (Public Health) of concerned Authority. 4) Representative of PEDA w.r.t. ECBC	CA of Concerned Authority

E.	**Building Plan of Unauthorized Stand-Alone Buildings**	**Competent Authority**	**Appellate Authority**
1.	Building Plan for unauthorized standalone manufacturing/ factory projects	Director of Factories	Administrative Secretary of Department of Labour
2.	Building Plan for unauthorize standalone projects *(except manufacturing/ factory)* i. upto 15 acres ii. above 15 acres	i. STP Circle ii. CTP, PUDA	DTCP
F.	**Completion/Partial Completion Certificate**	**Competent Authority**	
1.	All types of layout plans	Chief Administrator of the concerned authority	
2.	Building Plans	Competent Authority approving Building Plans.	
G.	**Occupancy Certificate**	**Competent Authority**	
1.	Occupancy Certificate for Standalone manufacturing/ factory buildings.	Director of Factories.	
2.	Occupancy certificate for all category of standalone projects (except manufacturing/factory buildings)	Competent Authority approving the Completion/ Partial Completion Certificate	
3.	Occupancy certificate of all other buildings including all allotted/auctioned/chunk sites/sites in approved projects of HUD	Estate Officer of concerned Authority.	

ABBREVIATIONS
DTCP-Director Town and Country Planning, Punjab.
CA-Chief Administrator of the Concerned Development Authority
AS, IP- Administrative Secretary, Department of Investment Promotion, Punjab
STP-Senior Town Planner of the Concerned Circle of HUD
ACA-Additional Chief Administrator of the Concerned Development Authority
DTP-District Town Planner (Planning) of the Concerned District
Colony- Residential, Industrial or Commercial Colony as defined in PAPRA, 1995
PEDA- Punjab Energy Development Agency
ECBC- Energy Conservation Building Code

Note: -

1. In case of standalone projects, building plans shall be approved by concerned Competent Authority after procuring ECBC compliance certificate issued by empanelled design expert of PEDA.
2. These orders shall come into force with immediate effect.
3. The cases already applied in the offices of the previous Competent Authority before issuance of this notification shall be dealt by the previous Competent Authority.
4. Clarification, if any, shall be issued at the level of administrative secretary HUD.

Annexure 'X

Standard Operating Procedure (SOP) for issuing stage wise approval to colonies (including PAPRA exempted cases) for area falling under the jurisdiction of HUD**:**

Stage 1. CLU (23 Working days)

Stage 2. LoI/Layout Plan (30 Working days)

Stage 3. License to Develop Colony (30 Working days)

Stage-1 (CLU)

1. Applicant/Promoter shall submit an application for 'CLU to the O/o Senior Town Planner, of concerned circle along with CLU related documents as detailed in **Annexure 'X'.**
2. If application is in order, Senior Town Planner (STP) office shall forward the case to concerned District Town Planner (DTP) to seek field and technical report. **(3 working days)**
3. Concerned DTP office shall provide field and technical report to circle STP office **(5 working days)**.
4. STP office shall examine the case and if found feasible, the same shall be put up to Director, Town and Country Planning, Punjab for approval. **(7 working days)**.
5. Director, Town and Country Planning shall be the Competent Authority to give approval/rejection as the case may be (**3 working days**)
6. After the approval is received, Demand Notice shall be issued **(2 working days).**
7. After the receipt of the fee, the CLU approval letter shall be issued by concerned STP **(3 working days)**.

   Note: In case of Industrial Park, CLU approval up to 25 acres shall be issued by STP circle following the requisite steps.

Stage-2 (LoI/Layout)

1. Applicant/Promoter shall submit an application for Layout/License to Develop Colony to Concerned Chief Administrator of Development Authority/DTCP as the case may be.
2. The Layout Plan shall be examined in the committee as notified **(15 working days)**.
3. After the technical approval of Layout Plan by the Committee, the LOI shall be issued by the Chief Administrator of Development Authority in case of License Colony and Layout Plan approval in case exempted from License **(15 working days)**.

Stage-3 (License)

1. Applicant/Promoter shall submit fee and other compliance report/NOCs as per the terms and conditions mentioned in the LoI to Chief Administrator of Concerned Development Authority.
2. Concerned branches of the Development Authority shall provide report to Chief Administrator w.r.t. Compliance of LoI conditions **(15 working days).**
3. Chief Administrator of Concerned Development Authority shall issue License to Develop Colony, if the terms and conditions of the LoI is complied with by the Applicant/Promoter **(15 working days)**.

Note: In case the Applicant/Promoter wishes to submit single application for CLU-cum-Layout Plan/License to Develop Colony, the same shall be considered as per the Notification dated 24.03.2023.

3528/10-2025/Pb. Govt. Press, S.A.S. Nagar